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CONSERVATION AND REDEVELOPMENT PLAN

**East Ocean View
Project Area**

JULY, 1989

*Includes: Amendment # 1 (1993)
Amendment # 2 (2004)*

NRHA

Approved by City Council on October 24, 1989

CONSERVATION AND REDEVELOPMENT PLAN

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CONSERVATION AND REDEVELOPMENT PLAN
EAST OCEAN VIEW CONSERVATION AND REDEVELOPMENT PROJECT
JULY 1989

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Project Rehabilitation
Standards

CONSERVATION AND REDEVELOPMENT PLAN FOR EAST OCEAN VIEW

CONSERVATION AND REDEVELOPMENT PROJECT

A. BOUNDARIES OF THE OVERALL PROJECT

1. Boundary of the Conservation Project Area

Beginning at the point of intersection of the northern line of Pretty Lake Avenue and the eastern line of 1st Bay Street; Thence northwardly along the eastern line of 1st Bay Street extending to its intersection with the mean low water line of the Chesapeake Bay; thence following said mean low water line eastwardly to its intersection with the centerline of the Little Creek entrance channel; thence southwardly S 03 - 45 25"E a distance of 3,071.7 +/- along the centerline of the Little Creek entrance channel to its intersection with the centerline of the northwest branch of Little Creek; thence westwardly N 90 -00 00"W a distance of 863.04 +/- to a point on the centerline of the northwest branch of Little Creek; thence westwardly N 73 -23 23"W a distance of 716.93 +/- to a point on the centerline of the northwest branch of Little Creek; thence westwardly N 79 -53 -48"W a distance of 441.49 +/- along the centerline of the northwest branch of Little Creek to its intersection with the boundary line between the City of Norfolk and the City of Virginia Beach; thence continuing westwardly along the centerline of the northwestern branch of Little Creek to its intersection with the eastern line of 1st Bay extended southwardly a distance of 2,000 +/- to the northern line of Pretty Lake Avenue; thence northwardly along the extended eastern line of 1st Bay to the point of beginning.

2. Boundary of the Redevelopment Areas

Two areas within the project boundaries have been designated as redevelopment areas. The first is to be known as the 3rd Bay Redevelopment Area and the second will be known as the 21st Bay Redevelopment Area. These areas are have the following boundaries:

a. 3rd Bay Redevelopment Area

Beginning at the point of intersection of the northern line of Pretty Lake Avenue and the eastern line of Third Bay Street; thence northwardly along the eastern line of Third Bay Street to its intersection with the southern line of East Ocean View Avenue; thence eastwardly 50' +/- to a point on the southern line of Ocean View Avenue; thence northwardly 345' +/- to a point on the southern line of Bayside Avenue 50' +/- east of the eastern line of Third Bay Street; thence eastwardly 250' +/- to a point on the southern line of Bayside Avenue; thence southwardly 275' +/- to a point of the northern line of Ocean View Avenue; thence eastwardly 150' +/- to a point on the southern line of Ocean View Avenue; thence southwardly 145' +/- to a point 100' +/- east of the eastern line of Fourth Bay Street; thence westwardly 100' +/- to a point on the eastern line of Fourth Bay Street; thence southwardly 75' +/- to a point on the eastern line of Fourth Bay Street; thence eastwardly to a point 150' +/- east of the eastern line of Fourth Bay Street; thence southwardly 506' +/- to a point 150' +/- east of the eastern line of Fourth Bay Street; thence southwestwardly 30' +/- to a point 125' +/- east of the eastern line of Fourth Bay Street; thence southwardly to a point on the northern line

of Pretty Lake Avenue; thence westwardly along the northern line of Pretty Lake Avenue to the point of beginning.

b. 21st Bay Redevelopment Area

Beginning at the point of intersection of the northern line of Pleasant Avenue and the western line of 21st Bay Street; thence westwardly 150' +/- to a point on the northern line of Pleasant Avenue; thence northwardly 200' +/- to a point 150' +/- west of the western line of 21st Bay Street; thence eastwardly 150' +/- to a point on the western line of 21st Bay Street; thence northwardly along the western line of 21st Bay Street to its intersection with the southern line of Shore Drive; thence eastwardly 216' +/- to a point on the southern line of Shore Drive a distance of 150' +/- east of the eastern line of 21st Bay Street; thence southwardly 408' +/- to a point on the northern line of Pleasant Avenue 150' +/- east of the eastern line of 21st Bay Street; thence westwardly along the northern line of Pleasant Avenue to the point of beginning.

B. THE CONSERVATION PROJECT AREA

1. General Location

The East Ocean View Conservation Project is located in the extreme northeast section of Norfolk within the boundaries of the City Planning Districts 6 and 7. The area is bounded generally on the north by the Chesapeake Bay; on the east by the Little Creek shoreline; on the west by First Bay Street; and on the south by an arm of Little Creek known as Pretty Lake. The proposed project area covers approximately 570.8 acres. Within the overall boundaries of the Project Area, two sub-areas have been designated as clearance areas and are referred to as the 3rd Bay Redevelopment Area and the 21st Bay Redevelopment Area.

2. History

The East Ocean View area was first platted in the early 1900's when it was part of Princess Anne County. The initial street system was essentially a grid pattern with modest neighborhood streets laid out perpendicular to East Ocean View Avenue. Very few homes were built for year-round residency; instead, tourists cottages and other types of housing for summer visitors represented the major form of development until well after World War II.

Annexed into the City of Norfolk in 1959, East Ocean View remained a low density community of modest homes and apartments until the mid-1960's when public utility lines were extended to the neighborhood. The installation of public utilities was soon followed by a change in

zoning regulations which permitted significantly higher residential densities than had previously been allowed.

Over the past twenty years, high density rental apartments have proliferated in East Ocean View. They were constructed at maximum allowable densities without adequate front or side-yard setbacks and in many instances were undesirably close to single family homes. Many of the apartment buildings were constructed without any apparent thought to amenities or aesthetics and present a bleak, uninteresting appearance. They were built for maximum profit and have attracted a short-term, high turnover occupancy. The presence of soft drink machines and pay telephones in front of many apartment buildings reinforces the perception that this area has become home to a low income, highly transient population. Even though the area is bordered on the north, east, and south by water, very few structures are oriented to the water.

3. Existing Land Uses

East Ocean View is a predominately residential area. Statistics compiled from the 1986 General Development Plan for East Ocean View reveal that 61.8% of the land is in a residential use. Because of apartment construction, the percentage of residential land occupied by single family structures has decreased from 34.8% in 1971 to 11.3% in 1980. At the same time, structures of five or more units have increased from 21.1% of the residential area in 1970 to 44.7% of the residential area in 1980.

The project area contains 1,119 residential structures which are a mixture of building types and styles. Only 11% of the structures contain one dwelling unit while 89% of the structures in the project area contain multiple dwelling units. In comparison, an estimated 55% of the city-wide residential structures contain one dwelling unit with 45% multiple dwelling units. The residential structures in the proposed project area contain approximately 5,096 units. Eighty-seven percent of these are rental units, compared to a city-wide average of 54.3% rental units. In 1984, the vacancy rate in the East Ocean View area was nearly three times the City's average vacancy rate (16.74% compared to 6.0%). This high percentage of rental units combined with a high vacancy rate highlights the highly transient nature of the project area.

The new multi-family residential developments constructed in the early 1970's have increased the overall density of East Ocean View. In 1970, the proposed project area was defined by the Department of City Planning as low density (an average of less than 8.7 units per acre). By 1985, City Planning had found the density to have increased to 29.9 units per acre. The greatest increase in density has occurred along the bayfront and along the south side of Ocean View Avenue.

The project area contains some low intensity commercial development, concentrated along either side of East Ocean View Avenue for its entire length as it bisects the project area. This commercial development includes retail stores, motels, tourist homes, bars, restaurants, and a

small neighborhood shopping center. The older buildings are frequently vacant, lacking in aesthetic quality, and experience a high turnover in tenants. They would not be described as an asset to any neighborhood.

4. Description Of Existing Conditions

a. Building Conditions

In January 1988, the staff of Norfolk Redevelopment and Housing Authority (the Authority) conducted an exterior survey to determine the general condition of the properties in the area. The exterior of every structure (residential and commercial) was visually inspected and classified based on staff observations. The following categories were used:

- Good - structure is well maintained, minimal exterior deterioration
- Fair - structure in need of repairs beyond normal maintenance
- Poor - structure has experienced extensive exterior deterioration and the economic feasibility of rehabilitation is unlikely

Of the 1,119 structures surveyed in the East Ocean View Conservation and Redevelopment Project Area, only 257 structures or 22% of the buildings, were identified as being in apparent good condition. The survey revealed that 738 or 66% of the structures were in fair condition. Twelve percent or 124 structures in the project area are in such poor condition that rehabilitation appears doubtful. Deficiencies vary from structure to structure. Typical problems include:

deteriorated roofing materials, flashing which has rusted through, trim and cornice boards which have rotted out, siding which is in need of repair or replacement, gutters and downspouts which have rusted through or come loose from the structure, and painted surfaces with loose, cracked, or peeling paint.

It has been the Authority's experience in administering the Conservation Program over the past twenty years that interior inspections will reveal that more work is needed than is apparent from external inspections. Rehabilitation to upgrade plumbing, electrical wiring, and other mechanical systems is generally necessary for structures initially classified as being in apparent good condition. Accordingly, less than half of these structures will, in all probability, be found to be in good condition inside and out. In a like vein, those properties described as in fair or poor condition will probably be found to be in worse condition than the exterior inspection indicates.

The majority of commercial buildings along the main thoroughfare, East Ocean View Avenue, were found to be in only fair condition. These structures are from fifteen to twenty years of age and are showing signs of deterioration. They need painting, trim and roof repair, and repaving of parking lots. Additionally, many of these buildings have been converted from their original use to one for which the structure is inappropriate. Examples are older motels and hotels that are currently housing transient residents; stores that have been converted

into bars, beauty shops, and appliance repair shops; and automotive service stations that have been converted into used car dealerships. As these buildings are located along the entrance to East Ocean View, their appearance adds substantially to the impression that this community is deteriorating.

b. Neighborhood Conditions

Significant and pervasive problems other than deteriorated buildings abound in East Ocean View and contribute to the deterioration of the neighborhood. Visually, the environment is poor. It seems overbuilt in certain sections. The high density apartments have little open space or landscaping, no redeeming architectural features, and insufficient provision for automobile parking. Cars are left in areas which are not clearly delineated and in some cases parking and service areas (i.e. trash dumpsters) are located within the front yard. This practice eliminates any effective delineation between the street and parking area, giving the impression of an area covered by concrete, brick, and cars. Overall, the apartment construction with its high density, high turnover and minimal amenities has produced a cluttered and unattractive pattern which discourages healthy development.

Little effort has been made to reduce the hurtful impact of the high density apartments. Unattractive "For Rent" signs are located on the front and sides of the apartments, dumpsters are located in the parking lot areas adjacent to the street, trash and litter is found throughout the area, and pay phones are located on the street side of the

apartments. The collection of major trash items from Ocean View; such as refrigerators, stoves, car doors, tires and parts and other miscellaneous items in January and February of 1989; constituted 49% of trash collection for the entire city. There are a number of small business people who reside in the area and who operate their business out of their residence. These individuals place trash and debris, which is a by-product of their business operations, in the public right-of-way for public trash collection. This trash includes pieces of vinyl siding, roofing materials, empty boxes which contained construction materials, and discarded appliances and automobile parts. Each of these problems adds to the initial impression of a neighborhood where the residents don't care - one of the results of a highly transient resident population.

Commercial development has taken place in a residential neighborhood without proper controls. This has resulted in conflicts in land uses. The neighborhood lacks cohesion and a sense of place. As a result, rents in the neighborhood have failed to keep pace with increases in rents for similar units in other parts of the City in spite of the fact that tenants have only a short walk to the public beaches and the Chesapeake Bay. There is a serious lack of public open space and even the Chesapeake Bay seems not to be appreciated. Views of the beach are blocked by structures and there are insufficient public recreational areas. All of these factors detract from the appearance and desirability of the neighborhood and contribute to a negative image. This negative visual condition has a deleterious effect on the economic

strength of the neighborhood as evidenced by much higher than average vacancy rates and an absence of commercial development normally associated with a residential market of the size of East Ocean View.

Another result of deterioration in the East Ocean View area is an increase in complaints to the City's Housing Services Department. Between 1980 and 1986, complaints to the Housing Services Department increased from 33 a year to 515 a year which represents a growth rate of 5622%. Much of this increase occurred between 1984 and 1986 when complaints increased from 177 to 515. The overall City increase was 42.9% while East Ocean View experienced an increase of 191%. In 1986, Planning District 7 ranked first in the City in the number of complaints to the Housing Services Department and Planning District 6 ranked second.

c. Public Infrastructure

Substantial elements of the public infrastructure in the East Ocean View area are deficient and require repair or replacement. There is a need to repave and widen neighborhood streets and to add street gutters and curbing throughout the project area. Unpaved rights-of-way that are serving as streets (such as the "paper streets" between and parallel to the bayfront and East Ocean View Avenue) should be paved. Pretty Lake Avenue should be extended from 13th Bay Street to Shore Drive in order to improve east - west access for the residents of the area. Sidewalks are needed along a number of streets to make pedestrian traffic safer and more convenient. A tree planting program

for the neighborhood should be prepared and implemented to define the edges of streets and the beginning of yards, and to beautify the area. The area lacks adequate neighborhood recreation space. A recent study of recreational opportunities in the City of Norfolk ranked East Ocean View third out of 87 planning districts in unmet need for additional recreation space. Based on recommended national standards for an area with the population of East Ocean View (8,130), the project area has a deficit of from 50.8 to 85.4 acres of recreation space. Street lights are needed to illuminate the neighborhood and to improve nighttime driving conditions. The present condition of the public infrastructure discourages sound development.

d. Socio-economic Conditions

The socio-economic characteristics of the area were analyzed to determine whether the neighborhood was changing in view of the physical deterioration outlined above. This analysis indicates that the East Ocean View neighborhood is in a decline, and that the changes that have occurred or are in the process of occurring have or will have a negative impact on the overall condition of the neighborhood. A summary of the findings is detailed below.

1. Income/Poverty Data

Projecting a trend that is consistent with the deteriorating community, the income level of the residents has declined. In 1984, the percentage of the East Ocean View population with incomes below

the poverty level was 19.3%, slightly higher than the city-wide rate. In 1970, the mean family income in East Ocean View was 65.3% of the city-wide mean. In 1984, mean family income had declined to 61.3% of the city-wide family income. The percentage of unemployed persons in East Ocean View in 1984 was 13.5%, significantly higher than the City as a whole (4.4%). During the period from 1970 to 1980, the number of families receiving food stamps in East Ocean View increased three times faster than the number for the overall city.

2. Residential Composition

The high turnover rate in apartment units, the significant number of persons with incomes below the poverty level, the high unemployment rate, the large number of families receiving food stamps and the inability of family incomes to keep pace with the city-wide rises in income demonstrate a lack of stability in the neighborhood. Homeowners who fall within these categories have less money to spend and are less able to maintain and repair their homes. Tenants with lower incomes or other conditions previously listed are often unable to pay the market level rents required for well maintained housing, and often have less respect for property maintenance. Owners of property rented for less than market rents are less likely to adequately maintain or improve their property, and this is particularly so where, as in East Ocean View, a substantial number of landlords reside in communities other than East Ocean View. Predictably the physical condition of the housing is deteriorating.

The high incidence of renters (who historically do less maintenance than owner-occupants) adds to the deterioration of housing conditions. In 1970, homeowners accounted for 14.1% of all occupied units, compared to the city-wide average of 40.9%. By 1984, the owner-occupied properties in East Ocean View had decreased to 7% of all units. In contrast, the city-wide percentage of homeowners increased to 45.7%. There are 4,446 rental units in the East Ocean View area which are investment properties with high occupant turnover. Neighborhoods with such a high percentage of renters are generally less stable and cohesive than home ownership areas due to the transient nature of the tenants. This lack of stability is seen in the general deterioration of the project area.

3. Other Limiting Factors

Female-headed households with children and elderly households accounted for 17.7% of all households in East Ocean View in 1984. These population groups typically have lower household incomes with which to maintain and repair their homes and are usually less able physically to do maintenance work. Over time, this inability to repair and improve the property results in deterioration.

4. Economic Effects Of Deterioration

The average value of an owner-occupied house in East Ocean View has increased in value between 1970 and 1980 at a slower rate than other housing within the City as a whole. In 1970, the average value of an owner-occupied home in East Ocean View was \$12,007 or

76.5% of the city-wide average. In 1980, the average value had increased to \$29,471; however this increase failed to keep pace with the increase city-wide. The failure of housing values to keep pace with the city-wide increases is another indicator of the deteriorating nature of East Ocean View. Factors contributing to those lower housing values are the lack of maintenance of the structures, the environmental problems, and the deleterious conditions that exist in the neighborhood.

5. Increase In Crime-Rate

Statistics indicate that crime in East Ocean View increased faster than the city-wide rate during the past several years. Violent crimes in East Ocean View increased from 42 in 1970 to 60 in 1984, a growth of 52%. Only 6 of the City's 90 planning districts rank higher than Planning District 6 in 1984 in property crimes and only one planning district ranked higher than Planning District 7 in property crimes. Residential fires increased 255% between 1970 and 1984 in the East Ocean View area.

e. SUMMARY

The available statistics indicate that the East Ocean View neighborhood is in a stage of social, economic, and environmental decline. The high density apartments which were constructed without good planning and design, and which have received minimal maintenance, are now a detriment to the neighborhood. Assessed housing values are not keeping up with city-wide averages. There

are many deteriorating properties in all parts of the neighborhood. Compared to the City as a whole, there are more older persons on fixed incomes, more female headed households with children, and more households receiving some form of public assistance. The public infrastructure requires improvements and/or repair to better serve the neighborhood. All of these factors point towards the need for a comprehensive improvement program to encourage and assist in the repair of the neighborhood's housing stock. The activities described in this Conservation and Redevelopment Plan will aid property owners in upgrading the condition of their homes or apartments and will help the community revitalize this neighborhood.

5. Description of Existing Condition in the Redevelopment Areas

Statistics at the block level are not as extensive as that which is available on the planning district or census tract level. However, the information and data which are available for the two redevelopment areas, 3rd Bay and 21st Bay, leads to the conclusion that both of the areas are blighted and need to be cleared if the overall objectives of the plan are to be met. Below is a summary of findings.

a. 3RD BAY REDEVELOPMENT AREA:

Building Conditions:

There are an estimated 92 structures within this redevelopment area, of which 20 are mobile homes. Based on an exterior survey of these buildings, and using the criteria set out in paragraph A.3.c, above, one structure is in good condition; 47 buildings (51%) are in fair condition and 45 structures (49%) are in poor condition. The extent of deterioration in this small redevelopment area becomes readily apparent when the number of buildings in poor condition in this area (45) is compared to the number (124) of poor condition buildings in all of East Ocean View. The 3rd Bay Redevelopment Area contains 36% of all structures in the Project Area which were found to be in poor condition.

A number of the structures within this redevelopment area were designed and constructed as tourist cottages with minimal insulation and no central heat. That may have been suitable for seasonal use, but they are inadequate for the year-round occupancy for which they are

presently used. This type of structure is not consistent with the objectives of the Plan which is the creation of well maintained, permanent, year-round housing.

Land Use:

Another deficiency is the random location of trailers and scattered dwellings. There is no coherent planning. This results in the placement of units one directly behind another, a lack of defined yards, an absence of consistent building orientation, and the lack of defined spaces for parking. The confused, inefficient lot layout prevents a proper development of the property.

This inefficient lot layout is present in the bay front portion of the 3rd Bay Redevelopment Area as well as the area south of East Ocean View Avenue. On the bay front, there is a flag lot layout with insufficient frontages and poor access to public streets. In many cases the structures were originally built as single family homes and have been expanded and/or converted into multi-family properties in an inappropriate manner. There are no defined or conspicuous front or side yards. This gives the impression of random placement rather than a considered development. Furthermore, the area lacks paved parking spaces and open areas for landscaping or lawns. Access to some of the dwelling units is available only by crossing yards of another unit.

In summary, the buildings in the 3rd Bay Redevelopment Area are deteriorated and the street and lot layout is deleterious, inadequate

and obsolete. It is a serious impediment and prevents a proper development of the area.

b. 21ST BAY REDEVELOPMENT AREA

Building Conditions:

Within the 21st Bay Redevelopment Area there are 29 structures, all of which are rental. The properties are deteriorated and declining in value. All of these building are in poor condition. The buildings were originally constructed as seasonal tourist or beach cottages not intended for year-round occupancy. Although some modifications have been made, they are not adequate for permanent housing. The units are repeatedly cited for recurring housing code violations and they are too far deteriorated and improperly designed to permit a meaningful restoration or rebuilding. These structures constitute a blighting influence on the neighborhood and should be acquired, the land cleared and made available for redevelopment by public or private enterprise in a manner consistent with the objectives of this Plan.

Other Contributing Factors:

The effects of this deterioration are apparent. The vacancy rate has increased and the incidence of fires was greater in 1987 than in 1986. The crime rate has increased significantly. House code violations are more frequent and more serious. Family income has dropped and the rate of turnover has increased.

All in all, the 21st Bay Redevelopment area is blighted and prevents sound development consistent with the purpose of this Plan.

6. Relationship to Definite Local Objectives

The East Ocean View Conservation and Redevelopment Plan provides for land uses consistent with Norfolk's General Plan adopted in 1967. Plans for neighborhood rejuvenation, including the rehabilitation of residential properties, are in keeping with and are supportive of the recommendations outlined in the General Development Plan for the East Ocean View area.

Improvements to the existing circulation system within the project area will be undertaken in close cooperation with local transportation officials and will be consistent with City transportation objectives expressed in adopted transportation plans. Improvements to the public infrastructure will be accomplished within existing public rights-of-way or within land to be acquired to achieve project objectives.

In 1987 the Urban Land Institute (ULI) made a study of Ocean View and Willoughby and reported its findings and conclusions. Many of the recommendations contained in that report have been endorsed by the City and this Authority. This Plan is consistent with the recommendations contained in that study and with the zoning ordinance amendments adopted shortly after the receipt of the ULI report.

C. PROJECT PROPOSALS

1. Plan Objectives

The objectives of the East Ocean View Neighborhood Conservation and Redevelopment Project are:

- a. the revitalization of a residential community experiencing decline;
- b. the creation of an environment which encourages and promotes homeownership; which is supportive of achieving the highest and best use of scarce waterfront resources; and which incorporates aesthetic considerations in the location, landscaping and construction of residential and commercial structures;
- c. the rehabilitation of individual residential properties so as to bring these properties up to the Rehabilitation Standards included in this Plan as Exhibit 4;
- d. the acquisition of deteriorated property which is not feasible of rehabilitation and the clearance of blighted areas where building condition and land use characteristics are detrimental to sound development and objectives of this Plan;
- e. the development of new, attractive owner-occupied housing that is consistent with the goals of the neighborhood;

- f. a stabilization of the resident population so as to reduce residential vacancy rates to emphasize neighborhood values and to encourage more adequate maintenance of residential properties;
- g. the creation of a better balanced and maintained commercial sector oriented to the needs of the neighborhood and which is complimentary to the revitalization of the residential areas;
- h. the development of a strategy that will encourage and promote maintenance of residential units at least to the level required by the East Ocean View Rehabilitation Standards;
- i. the construction of needed public improvements and amenities to enhance the livability of the area, to create a more attractive environment, and to upgrade the public infrastructure to serve the needs of the community; and
- j. the reduction in the density of existing multiple family dwellings to levels permitted by current zoning regulations.

2. Property Acquisition

The Land Acquisition Map, Exhibit 1A, identifies the properties to be acquired, and a list, Exhibit 1B, gives the street number of each property. The reasons for acquisition include: a) the properties are in such bad condition that they appear to be infeasible of

rehabilitation, b) the properties are needed for public uses such as street rights-of-way, school sites or parks, or c) the land uses are deleterious and seriously impede accomplishment of the Plan objective. In addition to the properties specifically listed, other properties may be acquired by resolution adopted by the Authority's Commissioners after notice to the property owner if a) the property is declared to be economically infeasible to rehabilitate, or b) the owner has failed to rehabilitate his property to project standards within one year after receipt of a written request to do so, or c) acquisition of the property is necessary to achieve project objectives.

Project properties will be inspected to determine whether or not they comply with the provisions of the East Ocean View Conservation Plan Rehabilitation Standards (Exhibit 4). The owners of property which does not comply with the rehabilitation standards will be notified in writing of observed deficiencies and of the need to bring the property into compliance. In the event that the property has not been made to comply with the rehabilitation standards within one year after receiving a written request for such compliance then the Authority may proceed to acquire the property by deed or condemnation. The Authority will resort to condemnation only for failure to correct significant discrepancies, by which is meant a discrepancy which affects the safety or health of the occupant or which would have a substantial negative impact upon an economic evaluation of the property.

Upon acquisition of project property, whether by deed or condemnation,

the Authority will either (1) sell or lease the property under a contract obligating the buyer to renovate the same to bring it into conformance with the rehabilitation standards and the objectives of the Neighborhood Conservation and Redevelopment Plan, or (2) demolish the structure or structures upon the property and then dispose of land for redevelopment for uses which are consistent with the provisions of the Conservation and Redevelopment Plan, or (3) renovate the property to bring it into compliance with the rehabilitation standards, or (4) dispose of unimproved land for redevelopment for uses in accordance with the Conservation and Redevelopment Plan.

In those instances where the property is acquired and is subsequently resold to a private developer, the disposition documents will contain appropriate restrictions to insure that rehabilitation is completed and that the property will be used in a manner which is consistent with the objectives of the plan. Such restrictions shall be imposed as covenants running with the land for a period of not less than forty years from the date of the approval of the plan by the Council of the City of Norfolk.

3. Financial and Technical Assistance

NRHA provides comprehensive financial and technical assistance to property owners to assist them in complying with the Rehabilitation Standards for the Project Area. Owners of property situated within the project area may request financial and/or technical assistance from the

Authority to rehabilitate their property to the specifications in the Rehabilitation Standards. To the extent that funds are available, financial assistance in the form of below market interest rate loans and/or repayment grants are provided to eligible homeowners through the Residential Rehabilitation Loan and Grant Program. The loans are for a term of fifteen to thirty years and are evidenced by a note and secured by a deed of trust. Determination of eligibility for the type of loan and/or grant is made on an individual basis by the NRHA staff after meeting with the property owner and discussing the specifics of the program.

Extensive and in-depth technical assistance is also offered by NRHA to property owners within the project area. At the property owner's request, a NRHA staff member with comprehensive training and experience in all phases of property rehabilitation will be assigned to assist in planning the work to be done and with the owner's selection of his or her contractor. Authority staff will also make periodic inspections to determine the progress of the work and to insure that the work is in compliance with the contract specifications.

As one of the most chilling factors impeding the sound development of East Ocean View is the lack of attention to aesthetic values, the rehabilitation program in the East Ocean View Conservation and Redevelopment Project will not only address the compliance of properties to the Project Conservation Standards, but in certain instances may require improvements which will serve to enhance the

overall appearance of the property and the neighborhood in general. As a condition to providing the rehabilitation financial assistance described above, the Authority may conduct an Aesthetic Evaluation of selected properties including both the building and the grounds, and as a result of the evaluation may require that certain aesthetic improvements be incorporated into the plans for the property's rehabilitation. The costs of any required aesthetic improvements must be borne by the property owner, but will be eligible for inclusion in the rehabilitation financing provided by the Authority.

4. Exceptions to Strict Compliance

In the event that an individual owner occupant of a unit containing from one to four dwelling units cannot obtain the financial resources to pay for the improvements required to bring his property into full compliance with the project rehabilitation standards but is nevertheless willing and able to complete all work needed to satisfy those sections of the rehabilitation standards which protect the public health and safety, then upon application to the Project Coordinator for the East Ocean View Conservation and Redevelopment Project, such individual owner-occupants may be given a modified Certificate of Compliance permitting the accomplishment of work less than that which is needed to comply fully with the rehabilitation standards. Authorization for this lesser level of property improvement will remain in effect for such time as the owner resides in the dwelling, unless it is determined by NRHA that because of changed circumstances the property owner has become

financially capable of full compliance.

5. Public Improvements

The following listing of public improvements has been identified for the East Ocean View Project Area:

1. Improve East Ocean View Avenue to include landscaping and the construction of traffic medians which will beautify the area and improve the traffic flow.
2. Develop an elementary school between 4th Bay and 7th Bay.
3. Widen and where necessary construct an extension of Pretty Lake Avenue between 3rd Bay and Shore Drive to improve traffic flow throughout the entire area.
4. Develop a "gateway" park in the area of the Shore Drive Bridge which will improve the overall appearance and quality of life in the neighborhood, enhance the image of the community and provide open space and recreational facilities.
5. Widen streets as necessary in the area east of Shore Drive to provide for better traffic flow and vehicular access for residents.
6. Improve neighborhood streets with the addition of lights,

curbs, gutters, sidewalks, and street trees.

The Authority will make every effort to execute identified public improvements during the life span of the project. To that end, the Authority will endeavor to obtain the necessary funds to accomplish the identified public improvements. Funding constraints may limit the scope and/or timing of these improvements. The Authority, with the assistance of the Project Area Committee, will continue to monitor the project area in order to identify and address public improvement deficiencies during the life of the Conservation and Redevelopment Project.

6. Design Review

To establish and maintain property values, to ensure the aesthetic and functional coordination essential to carrying out the objectives of the Plan and to assure continuous maintenance of the Project, developers who purchase property from Norfolk Redevelopment and Housing Authority shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements. Such review and approval shall be required from the Authority, the Norfolk Design Review Committee, and the City Planning Commission. Reviews and approvals will be specifically concerned with but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification

signs. The aforementioned approvals of plans and specifications shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by appropriate authority.

7. Programmatic Implementation/Coordination

It is recognized that the resolution of the problems facing the East Ocean View Conservation and Redevelopment Project Area will not only require an intensive effort on the part of the Authority and its program capabilities, but also a close and coordinated working relationship with the City's Housing Services Division and other City departments and agencies.

C. Land Use Plan

The land use plan for the East Ocean View Redevelopment and Conservation and Redevelopment Project is generally consistent with the existing development pattern in the neighborhood. Project Land Use Plan, Exhibit 2, is attached hereto and made a part hereof.

Conservation and redevelopment activities will support and be compatible with the following existing and permitted land uses:

Public facilities: street rights-of-way, parks, cemeteries, playgrounds, pedestrian ways, golf courses, and other similar uses which conform to the general residential nature of the project area.

Residential: new construction and properties which are in compliance with the Project Rehabilitation Standards and the Building Maintenance Code of the City of Norfolk.

Commercial: shops, stores, offices, motels, and other business operations commonly associated with neighborhood commercial retail areas.

Institutional: churches, private schools, private clubs and similar non-profit institutional uses compatible with the surrounding neighborhood.

D. Other Provisions Necessary to Meet Federal, State, and Local Requirements

1. Real Estate Acquisition

In the acquisition of real property in the East Ocean View Conservation and Redevelopment Project the Authority will make a diligent effort to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings. The process of negotiations will include review by the Authority's counsel or executive director where the property owner believes some significant element of fair market value is being given insufficient consideration. In addition, the Authority will not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings. The Authority will not require any person lawfully occupying property to surrender possession without at least 90 days prior written notice from the Authority of the date on which possession will be required. The Authority will maintain all property acquired in a good state of repair and will keep vacant land in a clean and well kept condition.

2. Relocation:

No occupant will be required to move from the acquired property until such time as decent, safe, and sanitary living accommodations can be offered the occupant at a rent or purchase price which is within his or

her economic means. The Authority will make a diligent and concentrated effort to effect the relocation of families and individuals in such a manner that is not disruptive or hurtful. Technical assistance and counseling will be offered to aid in the identification of replacement housing that is safe, sanitary, decent, and affordable. Each family and individual will be provided with lists of available housing within their financial means from the Authority's Housing Referral System.

3. Changes in Approved Plan

Any amendments to the plan will be submitted for review and comment to appropriate East Ocean View civic organizations and will be discussed at a scheduled public hearing. Formal adoption of amendments will be accomplished by the Commissioners of the Norfolk Redevelopment and Housing Authority and each amendment will be approved by the Council of the City of Norfolk.

4. Life Span of Project Activities

It is the intent of the Authority to proceed diligently to achieve completion of project activities and to obtain the objectives outlined in the plan. The rate of progress will be dependent on funding and available manpower, but the Authority will strive to complete project activities by the end of 2005. To work toward this end, the Authority will commence purchasing those properties identified in Exhibits 1A and 1B and will work diligently to identify particular structures requiring immediate attention. It will then select one or more target areas for

the start-up of concentrated program activities. The Authority will monitor project activities continuously and strive to keep the Project Area Committee fully informed.

5. Non-Discrimination Consideration

The Norfolk Redevelopment and Housing Authority pursues a policy of non-discrimination with regard to race, color, creed, national origin, age, or sex in all aspects of its Conservation and Redevelopment Programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

6. Citizen Participation Considerations

The Norfolk Redevelopment and Housing Authority actively involves project area residents as well as other citizens and community groups in the development of the Plan and in the execution of program activities.

NRHA Staff will meet with East Ocean View civic organizations throughout the life span of the Project for the purpose of updating the residents and to obtain their suggestions, comments, and concerns relative to program activities.

E. Exhibits

1. Plan Exhibit No. 1 - Boundary Map
- Plan Exhibit No 1A - Land Acquisition Map
- Plan Exhibit No. 2A - Land Acquisition List

2. Plan Exhibit No. 2 - Proposed Land Use Plan

3. Plan Exhibit No. 3 - Photographs

4. Plan Exhibit No. 4 - East Ocean View Neighborhood Conservation
Project Rehabilitation Standards

10/7/93 mb

Form CCO-005

Form and Correctness Approved: *J.*

Contents Approved: MBM

By *[Signature]*
Office of the City Attorney

NORFOLK, VIRGINIA

By *[Signature]*
DEPT Planning & Codes Adm

Resolution 713

R-6

46

A RESOLUTION ADOPTING AMENDMENT NUMBER ONE TO
THE CONSERVATION AND REDEVELOPMENT PLAN FOR
THE EAST OCEAN VIEW CONSERVATION AND
REDEVELOPMENT PROJECT.

- - -

WHEREAS, it has become necessary to amend the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project adopted by the City of Norfolk on October 24, 1989, primarily in order to designate for acquisition and clearance a portion of the project bounded generally as follows: by the Chesapeake Bay on the north, 30th Bay Street on the east, Pretty Lake Avenue on the south and by Shore Drive on the west in order to eliminate existing blight and blighting influences and to make the cleared area available for redevelopment by private enterprise primarily for single family residential purposes; and

WHEREAS, the Norfolk City Council and the Board of Commissioners of the Norfolk Redevelopment and Housing Authority held a joint public hearing on July 27, 1993, to consider a proposed amendment to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project; and

WHEREAS, the Board of Commissioners of the Norfolk Redevelopment and Housing Authority adopted Resolution No. 7712 at its meeting held September 13, 1993, approving the proposed amendment; and

WHEREAS, Amendment Number One to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project, dated September, 1993 (copy attached), accomplishes the foregoing; now, therefore,

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That Amendment Number One to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project, dated September, 1993, and consisting of 27 typewritten pages and five exhibits is hereby adopted.

Section 2:- That the Council hereby joins in and concurs with Resolution No. 7712 adopted by the Board of Commissioners of the Norfolk Redevelopment and Housing Authority on September 13, 1993.

Section 3:- That the appropriate City officers are hereby authorized and directed to do all things necessary to implement and carry out the Conservation and Redevelopment Plan as amended and to act, where necessary, in concert with the proper officials of the Norfolk Redevelopment and Housing Authority.

Section 4:- That this resolution shall be in effect from and after its adoption.

Adopted by Council October 19, 1993
Effective October 19, 1993

TRUE COPY
TESTE:

R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY: DEPUTY CITY CLERK

8/12/04 LL

Form and Correctness Approved:

By

Daniel R. Hagemeyer
Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved:

By

DEPT

[Signature]
Planning

Resolution 1,247

R-17

A RESOLUTION APPROVING AMENDMENT NO. 2 TO THE CONSERVATION AND REDEVELOPMENT PLAN FOR THE EAST OCEAN VIEW CONSERVATION AND REDEVELOPMENT PROJECT BY THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY.

- - -

WHEREAS, the Norfolk Redevelopment and Housing Authority (hereinafter "the Authority") has prepared the Amendment No. 2 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project; and

WHEREAS, the Authority has adopted a resolution approving Amendment No. 2; and

WHEREAS, Amendment No. 2 and the resolution have been presented to this Council for appropriate action; and

WHEREAS, the Planning Commission has considered Amendment No. 2 and has recommended its approval by City Council; and

WHEREAS, the Council has maturely considered the proposed Amendment and the resolution as adopted by the Authority; and

WHEREAS, the Council finds the Amendment and resolution to be appropriate in all respects; now, therefore,

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That the proposed Amendment No. 2 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project be, and the same hereby is, approved, ratified, and confirmed.

Section 2:- That this Council joins in and concurs in the attached Resolution No. 8647, adopted by the Authority's Board of Commissioners on July 26, 2004.

Section 3:- That this resolution shall be in effect from and after the date of its adoption.

Adopted by Council August 17, 2004
Effective August 17, 2004

TRUE COPY
TESTE:

R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY: _____

DEPUTY CITY CLERK



8647

Commissioners' Resolution

Commissioners' Meeting Date: July 26, 2004

Title:

RESOLUTION ADOPTING AMENDMENT NO. 2 TO THE CONSERVATION AND REDEVELOPMENT PLAN FOR THE EAST OCEAN VIEW CONSERVATION AND REDEVELOPMENT PROJECT

Resolution:

WHEREAS, the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project was originally adopted by the Authority on October 2, 1989 and approved by City Council on October 24, 1989; and

WHEREAS, Amendment No. 1 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project dated September, 1993 was adopted by the Authority on September 13, 1993 and approved by City Council on October 19, 1993 and designated for acquisition and clearance a portion of the project now known as and referred to as "East Beach"; and

WHEREAS, it has become necessary to amend the Conservation and Redevelopment Plan for East Ocean View a second time to change the designated land use for the area bounded on the north by East Ocean View Avenue, on the west by 3rd Bay Street, on the south by Pretty Lake Avenue between 3rd and 5th Bay Streets and Pleasant Avenue between 5th and 7th Bay Streets, and on the east by 7th Bay Street from public recreation/open space/public facilities and residential to low density residential/open space and to eliminate 10 properties identified in the original plan for acquisition; and

WHEREAS, the proposed Amendment No. 2 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project, which has been presented at this meeting, accomplishes the foregoing;

NOW, THEREFORE, BE IT RESOLVED THAT Amendment No. 2 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project, consisting of two typewritten pages and three exhibits, is hereby adopted and the Secretary of this Authority is directed to forward a copy of the same to the Council of the City of Norfolk requesting that the same be approved as provided by law.

Commissioners' Action:

Moved by:

Seconded by:

☒ Approved
☐ Disapproved

Certified by:

W Ray Smith

July 2004

AMENDMENT NO. 2 TO THE CONSERVATION AND REDEVELOPMENT
PLAN FOR THE EAST OCEAN VIEW CONSERVATION AND
REDEVELOPMENT PROJECT

The Conservation and Redevelopment Plan for the East Ocean View Project Area adopted by City Council on October 24, 1989, and subsequently amended on October 19, 1993, is hereby amended to include two changes. The first change would alter the land use of a portion of the original project area. The area included in this amendment is bounded on the north by East Ocean View Avenue, on the west by 3rd Bay Street, on the south by Pretty Lake Avenue between 3rd and 5th Bay Streets and Pleasant Avenue between 5th Bay and 7th Bay Streets, and on the east by 7th Bay Street.

The current adopted plan designated a portion of this property as a site for a future elementary school and identified the remainder of the site to be developed as medium-density housing. Under the adopted plan, significant acquisition was undertaken to provide a site for the proposed school and to remove blighted structures in the area. As a result of these actions, much of the site is currently vacant. The site is topographically important because of its dune structure and it also contains numerous live oaks that characterize the area. Since the adoption of the current plan, the site identified for a new elementary school is no longer needed for that use. Therefore, the first change included in Amendment No. 2 removes the designation of the area for public reuse and medium density housing and changes its land use to low density residential development and open space. This designation applies to the entire site as described above.

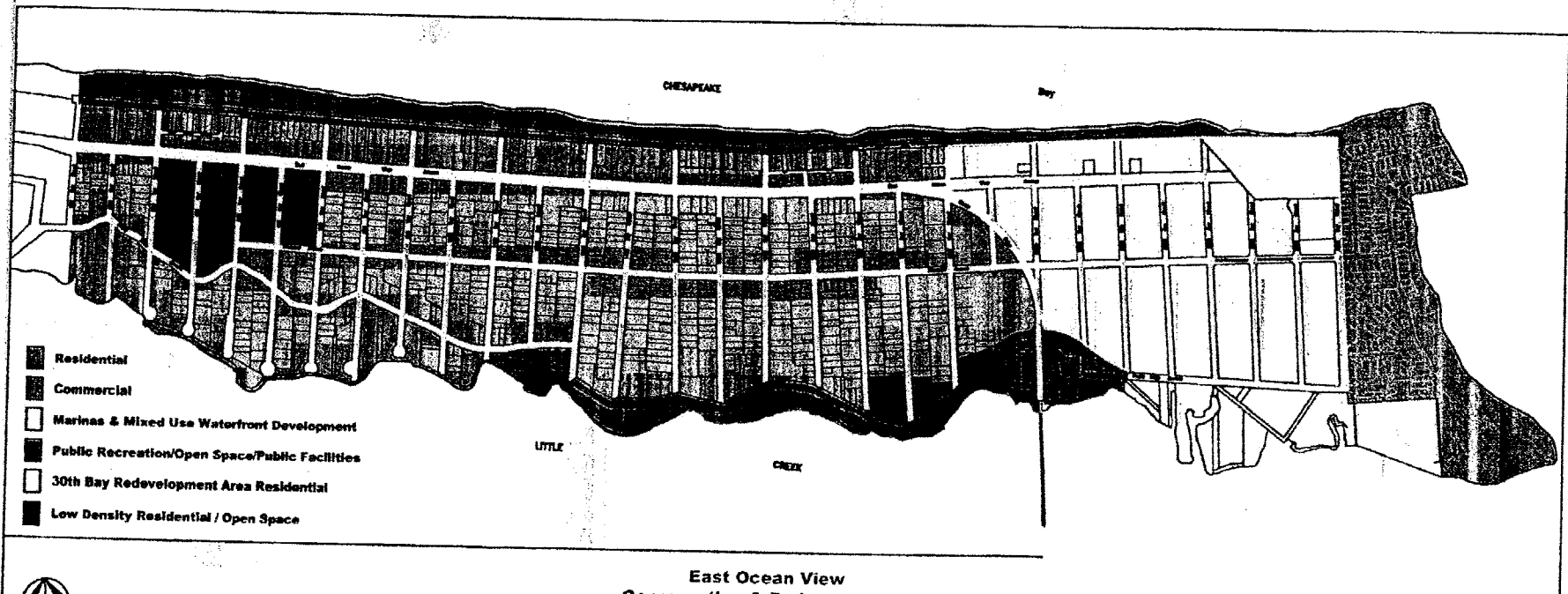
The adopted plan also identified 66 parcels for acquisition within the plan amendment area. As the plan implementation has progressed and it has become apparent that the school site is no longer needed, it is not necessary to acquire some of these parcels. The second change included in Amendment No. 2 would remove several parcels that were originally identified for acquisition. These parcels are no longer needed to achieve the objectives of the plan and are hereby deleted. These changes are shown on Plan Exhibit 1A-Amendment #2, Land Acquisition Map and the affected properties are eliminated from Plan Exhibit 1B, Land Acquisition List. In addition, further development of the site would require a rezoning by the City of Norfolk to accommodate future development.

The staff of the Norfolk Redevelopment and Housing Authority has worked extensively with the East Ocean View Project Area Committee (PAC) to identify

recommended uses for the area described above. While staff generally concurs with the goals of the Project Area Committee, it is unable to endorse specific land use (housing/open space) development percentages without further engineering, environmental, and financial analysis.

In order to carry out the desired changes, the Conservation and Redevelopment Plan for the East Ocean View Project Area adopted by City Council on October 24, 1989, and subsequently amended on October 19, 1993, is hereby amended as follows:

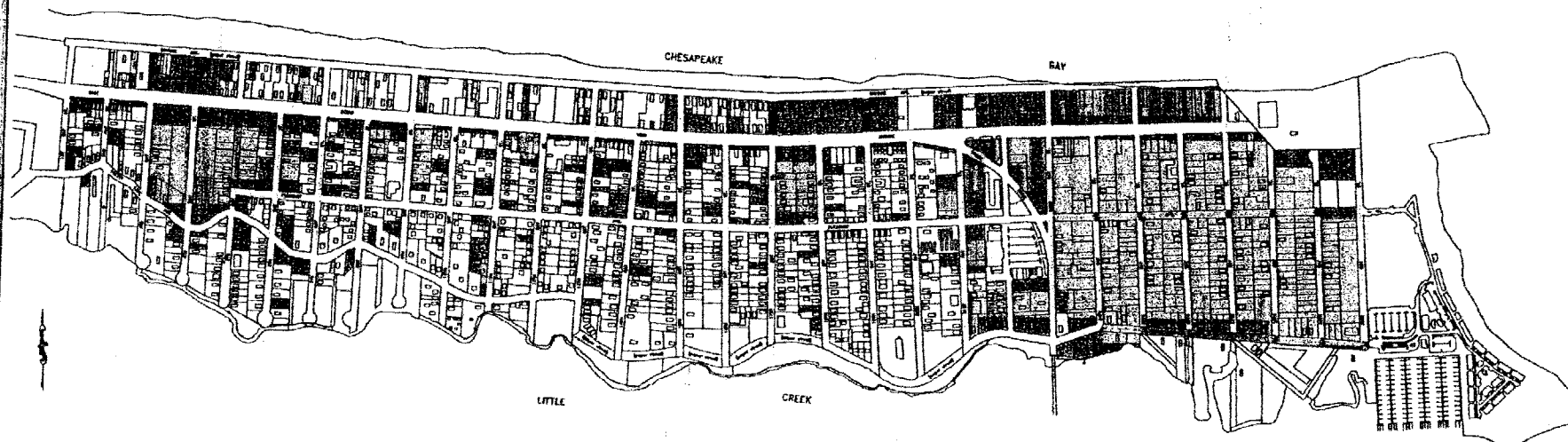
1. Under paragraph C5-2, Public Improvements eliminate the reference to the development of a new elementary school between 4th Bay Avenue and 7th Bay Avenue.
2. Change Plan Exhibit 2, Proposed Land Use Map, to add a category for low density residential/ open space and apply it to area described as follows: on the north by East Ocean View Avenue, on the west by 3rd Bay Street, on the south by Pretty Lake Avenue between 3rd and 5th Bay Streets and Pleasant Avenue between 5th Bay and 7th Bay Streets, and on the east by 7th Bay Street. (Exhibit 2-Amendment #2)
3. Change Plan Exhibit 1A, Land Acquisition Map, to remove properties no longer needed to meet plan objectives. (Exhibit 1A-Amendment #2)
4. Change Plan Exhibit 1B, Land Acquisition List, to eliminate the following properties from the acquisition list:
 - 9633 6th Bay Avenue
 - 9631 6th Bay Avenue
 - 9629 6th Bay Avenue
 - 9623 6th Bay Avenue
 - 9632-9634 6th Bay Avenue
 - 9633 7th Bay avenue
 - 9611-9617 7th Bay Avenue
 - 9607 7th Bay Avenue
 - 9601 7th Bay Avenue
 - 2612 Pleasant Avenue



East Ocean View
Conservation & Redevelopment
Project Area
Proposed Land Use Plan

Exhibit 2 - Plan Amendment #2
August 2004

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East Ocean View
Conservation & Redevelopment Project Area
Land Acquisition Plan
Exhibit 1A - Amendment #2
August 2004

0 200 400 800



Resolution
NRHA Board of Commissioners

Subject: Amendment to Conservation and Redevelopment Plan East Ocean View

Executive Contact: Jim Gehman

Date: 3/11/2009

Background

**RESOLUTION ADOPTING AMENDMENT NO. 3 TO THE
CONSERVATION AND REDEVELOPMENT PLAN FOR THE
EAST OCEAN VIEW CONSERVATION AND REDEVELOPMENT PROJECT**

WHEREAS, the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment project was originally adopted by the Norfolk Redevelopment and Housing Authority on October 2, 1989, and approved by City Council on October 24, 1989; and

WHEREAS, Amendment No. 1 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project dated September, 1993 was adopted by the Authority on September 13, 1993 and approved by City Council on October 19, 1993; and

WHEREAS, Amendment No.2 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project dated July, 2004 was adopted by the Authority on July 26, 2004 and approved by City Council on August 17, 2004; and

WHEREAS, it has become necessary to amend the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project to change the land use plan for area bounded on the north by East Ocean View Avenue, on the west by 3rd Bay Street, on the south by Pretty Lake Avenue between 3rd Bay Street and 5th Bay Street (with the exception of lots 53 and 54 of Block 11, East Ocean View #1) and Pleasant Avenue between 5th Bay Street and 7th Bay Street, and on the east by 7th Bay Street; and

WHEREAS, the proposed Amendment No. 3 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project which has been presented at this meeting accomplishes the foregoing:

NOW, THEREFORE, BE IT RESOLVED THAT Amendment No. 3 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project, consisting of 2 typewritten pages and 1 exhibit, is hereby adopted and the Secretary of this Authority is directed to forward a copy of the same to the Council of the City of Norfolk requesting that the same be approved as provided by law.

AMENDMENT NO. 3 TO THE CONSERVATION AND REDEVELOPMENT
PLAN FOR THE EAST OCEAN VIEW CONSERVATION AND
REDEVELOPMENT PROJECT

The Conservation and Redevelopment plan for the East Ocean View Project Area adopted by City Council on October 24, 1989, and subsequently amended on October 19, 1993 and July 26, 2004, requires changes to reflect revised proposed development patterns for the area. These changes apply a portion of the original project area. The area included in this amendment is bounded on the north by East Ocean View Avenue, on the west by 3rd Bay Street, on the south by Pretty Lake Avenue between 3rd Bay Street and 5th Bay Street and Pleasant Avenue between 5th Bay Street and 7th Bay Street and on the east by 7th Bay Street. (Map 1)

The current adopted plan broadly designates the entire area for low density residential/open space use. The purpose of this amendment is to provide a more detailed land use plan for the area. Therefore, Amendment 3 revises the current designation for low density residential and open space development which applies to the entire site. The area covered in this amendment is divided into two distinct areas and land use designations are provided by East Ocean View Avenue on the north, 3rd Bay Street on the west, Pretty Lake Avenue on the south, and 5th Bay Street on the east. The area bounded by East Ocean View Avenue to the north, 5th Bay Street to the west, Pleasant Avenue to the south, and 7th Bay Street to the east is designated for medium density residential development. These new designations are shown on the map.

In addition, the original plan, as amended, contains a list of improvements to be undertaken as part of the redevelopment and conservation area. Therefore, a change is needed to include the development and open space area in the list of proposed public improvement

AMENDMENT NO. 3 TO THE CONSERVATION AND REDEVELOPMENT
PLAN FOR THE EAST OCEAN VIEW CONSERVATION AND
REDEVELOPMENT PROJECT

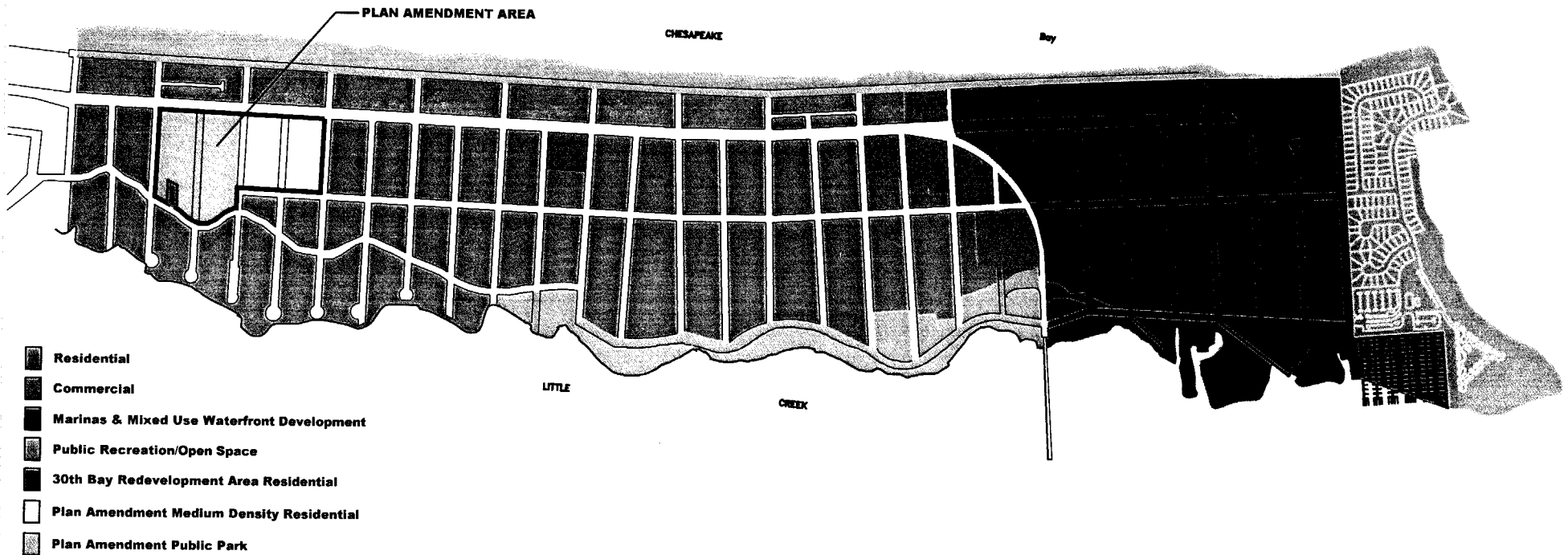
The Conservation and Redevelopment plan for the East Ocean View Project Area adopted by City Council on October 24, 1989, and subsequently amended on October 19, 1993 and Jul 26, 2004, requires changes to reflect revised proposed development patterns for the area. These changes apply to a portion of the original project area. The area included in this amendment is bounded on the north by East Ocean View Avenue, on the west by 3rd Bay Street, on the south by Pretty Lake Avenue between 3rd Bay Street and 5th Bay Street and Pleasant Avenue between 5th Bay Street and 7th Bay Street, and on the east by 7th Bay Street. (Map1)

The current adopted plan broadly designates the entire area for low density residential/open space use. The purpose of this amendment is to provide a more detailed land use plan for the area. Therefore, Amendment No. 3 removes the current designation for low density residential and open space development which applies to the entire site. The area covered in this amendment will then be divided into two distinct areas and land use designations. The area bounded by East Ocean View Avenue on the north, 3rd Bay Street on the west, Pretty Lake Avenue on the south, and 5th Bay Street on the east is to be designated for park and open space development. The area bounded by East Ocean View Avenue to the north, 5th Bay Street to the west, Pleasant Avenue to the south, and 7th Bay Street to the east is to be designated for medium density residential development. These new designations are shown on Plan Exhibit 2.

In addition, the original plan, as amended, contains a list of public improvements to be undertaken as part of the redevelopment and conservation of the area. Therefore, a change is needed to include the development of a park and open space area in the list of proposed public improvements.

In order to carry out the desired changes, the Conservation and Redevelopment Plan for the East Ocean View Project Area adopted on October 24, 1989, and subsequently amended on October 19, 1993, and July 26, 2004, is hereby amended as follows:

1. Change Plan Exhibit 2, Proposed Land Use Map, to show that the area bounded by East Ocean View Avenue on the north, 3rd Bay Street on the west, Pretty Lake Avenue on the south, and 5th Bay Street on the east is to be designated for park and open space development.
2. Change Plan Exhibit 2, Proposed Land Use Map, to show that the area bounded by East Ocean View Avenue to the north, 5th Bay Street to the west, Pleasant Avenue to the south, and 7th Bay Street to the east is to be designated for medium density residential development.
3. Add a new section under Paragraph C-5, Public Improvements, which will become Paragraph C-5-7, that states "Develop a park and open space in the area bounded by East Ocean View Avenue to the north, 3rd Bay Street on the west, Pretty Lake Avenue on the south, and 5th Bay Street on the east."



**East Ocean View
Conservation & Redevelopment
Project Area
Proposed Land Use Plan**

East Ocean View Proposed Land Use 1-3-09

**Exhibit 2 - Plan Amendment #3
February 2009**

EXHIBIT 1B
PROPERTY IDENTIFIED FOR ACQUISITION IN EAST OCEAN VIEW

A. ACQUISITION OF PROPERTY TO ACHIEVE PROJECT OBJECTIVES

3521 Bayside Avenue
3601 Bayside Avenue
3701 Bayside Avenue
3705 Bayside Avenue
3715 Bayside Avenue

2312 East Ocean View Avenue
2319 East Ocean View Avenue
2320 East Ocean View Avenue
2322 East Ocean View Avenue
2330 East Ocean View Avenue
2334 East Ocean View Avenue
2346 East Ocean View Avenue
2405 East Ocean View Avenue
2902-2908 East Ocean View Ave
3248 East Ocean View Avenue
3440 East Ocean View Avenue
3501 East Ocean View Avenue
3511 East Ocean View Avenue
3519 East Ocean View Avenue
3621 East Ocean View Avenue
3625 East Ocean View Avenue
3700 East Ocean View Avenue
3706 East Ocean View Avenue
3826 East Ocean View Avenue
3906 East Ocean View Avenue
3916 East Ocean View Avenue
3930 East Ocean View Avenue
4300 East Ocean View Avenue
4322 East Ocean View Avenue
4511 East Ocean View Avenue

3023 Pleasant Avenue
3306-3310 Pleasant Avenue
4020 Pleasant Avenue
4314 Pleasant Avenue
4320 Pleasant Avenue

2306 Pretty Lake
2310 Pretty Lake
2314 Pretty Lake
2322 Pretty Lake
2326 Pretty Lake
2401 Pretty Lake
2403 Pretty Lake
2603 Pretty Lake
2604 Pretty Lake
2605 Pretty Lake
2607 Pretty Lake

2609 Pretty Lake
2615 Pretty Lake
2619 Pretty Lake

9655 Shore Drive
9657 Shore Drive
9659 Shore Drive
9661 Shore Drive

9623 2nd Bay

9600 3rd Bay
9604 3rd Bay
9614 3rd Bay
9618 3rd Bay
9622 3rd Bay
9626 3rd Bay

9605 4th Bay
9609 4th Bay
9615 4th Bay
9624 4th Bay
9628 4th Bay
9630 4th Bay
Trailer Parks on 4th Bay
9643 4th Bay

9546 5th Bay
9548 5th Bay
9550 5th Bay

9628 7th Bay
9634 7th Bay

9557 9th Bay
9559 9th Bay

9621 10th Bay
9625 10th Bay

9517 11th Bay
9527-31 11th Bay
9533 11th Bay
9535 11th Bay
9537 11th Bay
9539 11th Bay
9545 11th Bay
9616 11th Bay
9633 11th Bay

9600 13th Bay
9614 13th Bay
9624 13th Bay
9626 13th Bay

Vacant Lot next to 9626 13th Bay

9603 15th Bay
9605 15th Bay
9607 15th Bay
9623 15th Bay
9625 15th Bay
9627 15th Bay
9634 15th Bay
9712 15th Bay

9607 16th Bay
9609 16th Bay

9615 17th Bay
9706 17th Bay

9700 19th Bay
9704 19th Bay
9708 19th Bay
9710 19th Bay

9575 20th Bay

9530 21st Bay
9615 21st Bay
9605 21st Bay
9600-9630 21st Bay

9536 24th Bay
9538 24th Bay
9540 24th Bay

9515 25th Bay
9529 25th Bay

9628-34 26th Bay
9635 26th Bay
9544 26th Bay

B. PROPERTIES TO BE ACQUIRED FOR PUBLIC REUSE

1. PROPOSED ELEMENTARY SCHOOL SITE

2412 Pretty Lake
2414 Pretty Lake
2416 Pretty Lake

9600 Block of 5th Bay (both sides)

2500 Block (even/north side) of Pleasant Avenue
2600 Block (even/north side) of Pleasant Avenue

9600 Block of 6th Bay (both sides)

9600 Block of 7th Bay (odd/west side)

2. WIDENING OF EAST OCEAN VIEW AVENUE

Southside (odd numbers) of East Ocean View Avenue
between 1st Bay Street and Shore Drive-
approximately 30 feet. 9600 Shore Drive (corner
of 21st Bay and Shore Drive)

3. EXTENSION OF PRETTY LAKE AVENUE

Between 13th Bay and Shore Drive - as depicted on
the map labeled Exhibit 1. This is a preliminary
drawing of the extension. Exact properties will
not be known until a survey is prepared.

4. EAST OCEAN VIEW GATEWAY

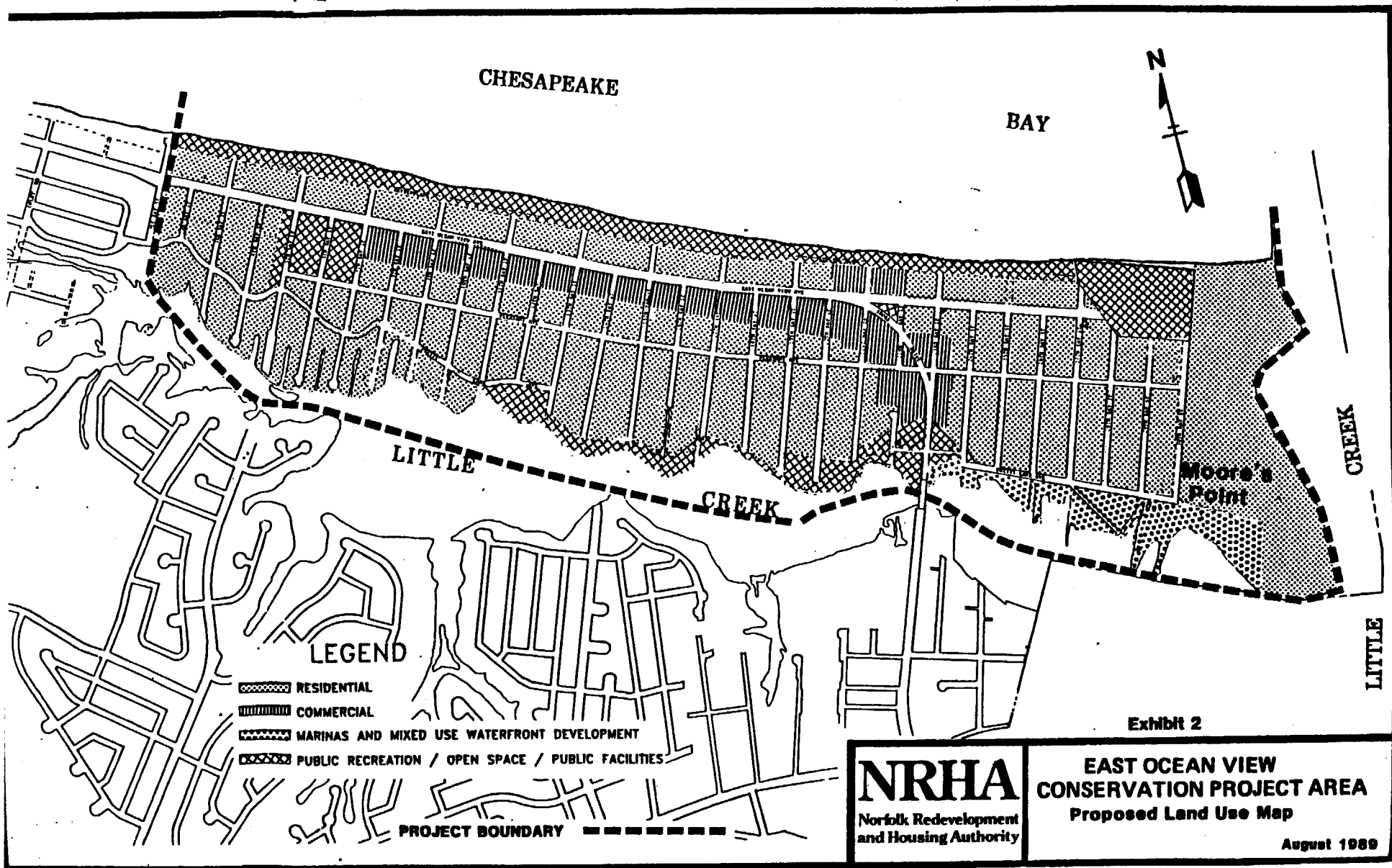
9500 Block of 22nd Bay

9514 Shore Drive
9524-9528 Shore Drive
9521 Shore Drive
9529 Shore Drive

9512 24th Bay
9513 24th Bay
9515 24th Bay
9516 24th Bay
9520 24th Bay
9521 24th Bay

9515 25th Bay

4100 Block of Pretty Lake
4200 Block of Pretty Lake
4300 Block of Pretty Lake (north side)
4400 Block of Pretty Lake (north side)



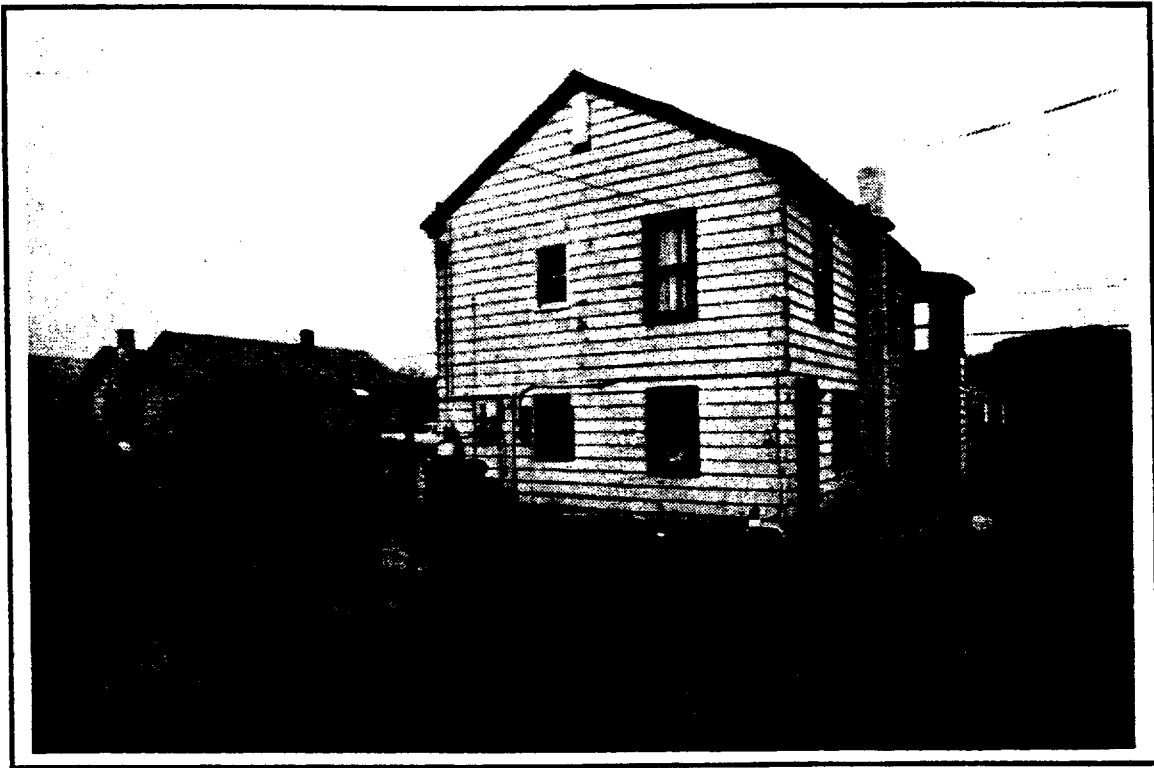


CONSERVATION AREA - EAST OCEAN VIEW AVENUE



CONSERVATION AREA - EAST OCEAN VIEW AVENUE

EXHIBIT III
EXISTING CONDITIONS
EAST OCEAN VIEW CONSERVATION AND REDEVELOPMENT AREA



3RD BAY REDEVELOPMENT AREA



3RD BAY REDEVELOPMENT AREA

EXHIBIT 4

**NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
PROPERTY REHABILITATION STANDARDS
FOR THE
EAST OCEAN VIEW PROJECT AREA**

July 1989

REHABILITATION STANDARDS

Introductory Statement

These rehabilitation standards constitute the requirements for the spatial design and the level of alteration, rehabilitation, repair and maintenance of all properties located in the Conservation Project Area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, which seeks prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties to maintenance levels which will assure market acceptance of the property.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable and economically viable character of the neighborhood.

All properties in the Conservation Project Area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, and facilities, including but not limited to the Virginia Uniform Statewide Building, Plumbing, Electrical, and Volume 2 Building Maintenance Codes as adopted by the City of Norfolk. These code standards are hereby incorporated by reference and made part of these rehabilitation standards.

In addition to compliance with local statutes, codes and ordinances, all properties shall conform to the standards which follow.

GENERAL ACCEPTABILITY CRITERIA

R201 SERVICE AND FACILITIES

- R201-1 Utilities shall be independent for each property.
- R201-2 Independent bath and kitchen facilities shall be provided for each dwelling unit; but common facilities for laundry, storage space and heating are permissible.
- R201-3 Each building and each dwelling unit within the building shall contain provisions for each of the following living facilities:
- a. A continuing supply of safe potable water.
 - b. Sanitary facilities and a safe method of sewage disposal.
 - c. Heating adequate for healthful and comfortable living conditions.
 - d. Domestic hot water.
 - e. Electricity for lighting and for electrical equipment used in the dwelling.
 - f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.
 - g. Proper food preparation space.
 - h. Bathing facilities.

R202 ACCESS

R202-1 ACCESS TO THE PROPERTY.

- R202-1.1 Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

R202-2 ACCESS TO THE BUILDING

Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R202-2 ACCESS TO EACH DWELLING UNIT

Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.

R203 METHOD OF DETERMINING NUMBER OF DWELLING UNITS

- R203-1 Each dwelling or portions thereof providing complete

living facilities for one family shall be counted as a dwelling unit.

R203-2

A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.

R204

R204-1

DILAPIDATED STRUCTURES

All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.

R205

R205-1

MAINTENANCE

All structures and portions of structures and the component parts thereof shall be maintained in a clean and sanitary condition, reasonably free from defects, and shall be structurally sound so as to capably perform the function for which they were designed. Protection from the elements and against decay and rust shall be afforded by periodic application of a weather coating material or sealant. The exterior of all premises shall be maintained in such a manner that the appearance is not offensive or blighting to other properties. Trash, garbage and rubbish shall not be allowed to accumulate on the premises.

R206

R206-1

ADMINISTRATIVE REVIEW PROCEDURE

Prior to final determination that a property is in violation of or in default under these standards, the owners thereof, or any person having a direct interest therein, shall have the right to petition for a review of any determination, requirement, recommendation or finding made by the administrators of the Conservation Project. Such a petition should be addressed to the Conservation Project Review Board. The membership of this board shall be appointed as indicated below for three year terms, subject to approval by the Commissioners of the Norfolk Redevelopment and Housing Authority.

1. One member, from the staff of Norfolk Redevelopment and Housing Authority and one member, who is a resident of the City of Norfolk but not a resident of the conservation project area, shall be chosen by the staff of Norfolk Redevelopment and Housing Authority.
2. Three members who are residents of the conservation project area shall be appointed by the East Ocean View Neighborhood.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards

would be unreasonable, unusually difficult, impractical or would impose an unnecessary or disproportionate financial hardship on the owners; and the Board may also, in stated instances, permit variances in the standards or in the interpretation thereof when satisfied that such action would meet the spirit and intent of the Plan. In all cases, the good faith of the property owner shall serve as an important guide in deciding upon the course of action to be pursued.

R206-2

A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impractical.
- b. Long established local practices and customs in the area assure continued market acceptance of the variation.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206-3

Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation.

SITE CRITERIA

R300

OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301

R301-1

SITE IMPROVEMENTS

The open space of each property shall provide for (a) the immediate diversion of water away from buildings and disposal from the lot, (b) prevention of soil saturation detrimental to structures and lot use, and (c) appropriate paved or all-weather walks, parking areas, driveways and exterior steps.

R302

R302-1

BUILDING SITES

Every building shall have yard space of such size and

planned so as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

R302-2

No existing main building shall extend beyond the existing set back line of buildings on the same side of the street in the same block.

R302-3

Off-street parking areas and driveways must have an all-weather surface, property maintained.

R303
R303-1

FENCES OR SCREENING

Fences, retaining walls, shrubbery, screens and other minor construction as appropriate shall be provided by the property owner where needed to handle excessive grade differences, to screen unsightly views, to provide suitable access and personal safety, and to protect property. Such appurtenances shall be maintained by the owner in a structurally sound, durable and safe condition.

R303-2

Fences shall conform or be made to conform to all codes and ordinances of the City of Norfolk; otherwise such fences shall be removed by the owner of the premises.

R304
R304-1

SIGNS

"For Rent", "For Sale" and similar advertising signs shall not exceed 5 square feet in size and if exposed to the weather, shall be constructed of weather-resistant materials.

R305
R305-1

COMMERCIAL PROPERTIES

The exterior of all commercial properties shall be kept in good repair, painted, and shall not constitute a safety hazard or nuisance. In the event renovations or repairs become necessary, such repairs shall be made to conform to all of the applicable codes.

R305-2

All loading areas, automobiles service stations, access to drive-in food establishments, and similar areas shall be paved and kept in good repair.

R306
R306-1

GARBAGE AND TRASH STORAGE

No garbage, trash, waste or refuse receptacle shall be stored or kept where it can be observed from any street.

R306-2

Storage enclosures or facilities shall be reasonably compatible with existing structures, so as not to be unsightly, to provide suitable access and personal safety, and protect the property. They shall be maintained in a structurally sound, durable, safe and sightly condition.

R307
R307-1

VEHICLES

Any vehicle, including a trailer, which is without a currently valid license plate or plates and/or is in a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative, disused or abandoned condition, shall not be parked, stored or left in the open and must be removed to a completely enclosed location or from the property.

R307-2

Under no circumstances shall a vehicle be parked in a front yard (a front yard being an open, landscaped or soft area, as opposed to a hard surfaced parking area located in front of a building.)

HOUSING STANDARDS

R400
R400-1

OBJECTIVES

To provide physical standards for safe, healthful, sanitary, and convenient dwelling units suitable to the kind and quality of housing in the Conservation Project Area.

R400-2

SPACE STANDARDS

To provide space standards that will prevent overcrowding and to assure a reasonable quality of life for the inhabitants of all dwelling units.

R400-3

To establish reasonable standards of light and ventilation, of doorways and staircases, and of entrance hallways and corridors.

R401
R401-1

GENERAL

Dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

R401-1.1

The area occupied by a stair or by closets shall not be included in the determination of required room area.

R401-1.2

Habitable rooms in basements or below grade, intended for year-round occupancy shall comply with the same building planning standards as rooms above grade.

R401-1.3

All floors and walls shall be maintained in a safe and sanitary conditions, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or loose plaster.

R401-2
R401-2.1

MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT

Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where

considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

NOTES

(1) Abbreviations

DU - Dwelling Unit
LR - Living Room
DR - Dining Room
DA - Dining Area
K - Kitchen
K'ette - Kitchenette
BR - Bedroom
OHR - Other Habitable Room
NP - Not Permitted

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- (4) Clear passage space.
- (5) Permitted in DU of 0-BR or 1-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- (7) Permitted only in dwelling unit having no separate bedroom.
- (8) Least dimension of appropriate room function applies.

SCHEDULE

Name of Space (1)	Room Count	Min. Area 1&2 BR DU	(Sq. Feet) 3+ BR DU	Least Dimension (3)
LR	1	140	150	10' - 0"
DR	1	80	100	7' - 8" (4)
K	1	50	60	3' - 0
K'ette (5)	1/2	40	NP	3' - 4"
BR	1	70	70	7' - 0"
Total BR	--	1BR, 100	3BR, 240	1st BR of each
	--	2BR, 170	4BR, 340	DU 8' - 0"
			70	7' - 0"
DHR	1	70		(8)
LR-DA	1 1/2	160	180	(8)
LR-DR	2	200	220	(8)
LR-DA-K	2	210	240	(8)
K-DA (7)	1 1/2	80	100	(8)
K-DR (7)	2	120	140	(8)
K'ette-DA(7)	1	60	80	(8)
LR-DA-BR (8)	2	220	---	(8)
LR-BR (8)	1 1/2	190	---	(8)

R401-3
R401-3.1

DWELLING UNITS

A dwelling unit is a group of contiguous rooms containing living facilities consisting of separate cooking, sanitation and sleeping accommodations.

R401-3.2

At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling unit or dwelling unit, except that a single tub or shower shall suffice for not more than eight persons. Occupancy shall not exceed these limitations.

R401-3.3

Each dwelling unit shall contain suitable sleeping accommodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4

The term rooming house is hereby defined as a single-family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5

Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable room, sleeping unit or toilet space. Exterior doors to each dwelling unit shall have locks in workable condition provided with keys.

- R401-4 **CEILING HEIGHTS**
The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:
- R401-4.1 At least one-half of the floor area of every habitable room, including those in basements, shall have a ceiling height of at least 7 1/2 feet; and the floor area of that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.
- R401-5 **ROOM ARRANGEMENTS**
R401-5.1 Access to all rooms within a dwelling unit shall be possible without passage through a public hall.
- R401-5.2 Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.
- R401-5.3 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.
- R401-5.4 A bedroom shall not be used as the only means of access to another bedroom or habitable room.
- R401-6 **KITCHEN FACILITIES**
R401-6.1 Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water, adequate space for installing a cooking range and refrigerator, and storage for cooking utensils.
- R401-6.2 Minimum areas and dimensions of kitchen storage space shall be as follows:
- a. Total shelving in wall and base cabinets - 30 sq. ft. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.
 - b. Drawer space - 5 sq. ft.
 - c. Counter work area - 5 sq. ft.
- R401-7 **BATH FACILITIES**
R401-7.1 Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of

fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, should have a least dimension of 30 inches.

R401-7.2

Every non-residential building regularly used or occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

R401-8

LAUNDRY FACILITIES

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9

CLOSETS

R401-9.1

Clothes closet space shall be provided within each dwelling unit. The space provided should, if possible, be divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2

Where separate closets for each existing bedroom are not possible a closet elsewhere within the dwelling unit may be acceptable provided that it is reasonably accessible to the bedroom.

R401-9.3

Clothes closets shall have a shelf and a rod.

R402

LIGHT AND VENTILATION

R402-1

HABITABLE ROOMS

R402-1.1

All habitable rooms, except kitchens, shall have natural light provided by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the

floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

- R402-1.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchen a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.
- R402-1.3 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.
- R402-2 KITCHENS
- R402-2.1 Artificial light shall be provided and distributed so as to give illumination throughout.
- R402-2.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.
- R402-3 BATHROOMS AND TOILET COMPARTMENTS
- R402-3.1 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1 1/2 sq. ft., or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.
- R402-4 PUBLIC SPACES
- R402-4.1 GENERAL
- Adequate artificial light shall be provided for all public spaces.
- R402-4.2 PUBLIC ENTRANCE SPACES TO BUILDING
- a. All public entrance spaces should have natural light provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.
 - b. Either natural ventilation of at least 4 per cent of floor area or mechanical ventilation should be provided.

R402-4.3

PUBLIC HALLWAYS AND STAIRWAYS

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 per cent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 sq. ft. of glass area, or its equivalent, for each floor so served.

R402-5
R402-5.1

HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-6
R402-6.1

VENTILATION OF UTILITY SPACES

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-7
R402-7.1

VENTILATION OF STRUCTURAL SPACES

Natural ventilation of spaces such as attics and crawl spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-7.2

All exterior ventilation openings shall be effectively and appropriately screened where considered needed by the inspecting authority.

R402-8
R402-8.1

MECHANICAL VENTILATION SYSTEMS

Mechanical ventilation systems shall have a capacity of at least 60 cu. ft. per minute.

R403
R403-1
R403-1.1

DOORS AND ACCESS OPENINGS

EXTERIOR DOORS

Existing doors in sound condition should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

	<u>Existing</u>	<u>New</u>
a. Main entrance door	3'0"x6'6"	3'0"x6'8"
b. Service doors	2'6"x6'6"	2'6"x6'8"

R403-1.2

Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

R403-1.3

Exterior doors or doors opening into public spaces have

safe locks with keys provided.

R403-2
R403-2.1

INTERIOR DOORS

Existing doors in sound condition all approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms, 2' - 6" wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2' - 0" wide.
- c. Service stair doors, 2' - 6" wide.
- d. Cased openings, 2' - 6" wide.
- e. To public stairway enclosures, single door, 3' - 0" wide, double door, 2' 4" wide, each half.
- f. Height of existing doors, 6' - 6" minimum. Height of new doors in openings, 6' - 8".

R403-2.2

Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R403-2.3

All door hardware shall be maintained in good operating condition.

R404
R404-1

WINDOWS

All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.

R404-2

All glass must be replaced with the same kind of material when cracked or broken. All glass must be intact and tightly sealed.

R405
R405-1

STAIRWAYS

All stairways shall provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R405-1.1

Stairways shall not be dangerous or to any substantial extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection, and shall be maintained in a good state of repair.

R406
R406-1
R406-1.1

HALLWAYS

GENERAL

Hallways shall provide adequate, safe and unobstructed exits from dwelling units.

R407
R407-1

MIXED RESIDENTIAL AND NON-RESIDENTIAL USES

Any non-residential use of residential property shall be subordinate to its residential use and character.

R407-2

The non-residential use shall be limited to the ground floor except for storage directly associated with the operation of the non-residential uses.

R407-3

No non-residential use shall be permitted within the same structure as a residential use where the non-residential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

FIRE PROTECTION

R500
R500-1

OBJECTIVE

To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501
R501-1

GENERAL

The properties within the conservation project area shall be brought into conformity with applicable fire prevention code of the City of Norfolk and shall comply with additional requirements set out in these standards.

502
R502-1

EXITS

Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway or operable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

- R502-2 Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by an device which would impede or prohibit ready egress.
- R502-3 In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one- hour fire resistance rating.
- R502-4 If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.
- R502-5 When secondary exit is by means of an operable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft. 6 in. above the floor. Where storm windows, screens or burglar guards are used, these shall be readily operable from the inside.
- R502-6 Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.
- R502-7 For properties containing more than two dwelling units and three or more stories, stairways shall be enclosed by partitions providing at least one-hour fire resistance rating and flush type doors or doors deemed by the administering authority to provide sufficient fire retardation shall be installed at each opening on the stairway.
- R503 INTERIOR FIRE PROTECTION
- R503-1 PARTY OR LOT LINE WALLS
- R503-1.1 Semi-detached row or end row-dwellings shall be separated from an adjoining dwelling or dwellings by a party or lot-lining wall extending the full height of the building. Every party or lot-lining wall shall be constructed so that at least a one hour resistance rating is provided.
- R503-2 WALLS, FLOOR AND CEILING CONSTRUCTION
- R503-2.1 The underside of all flights of wood stairs, if exposed, shall be covered with a non-combustible material. Existing plaster in this location which is in good condition may remain.
- R503-3 ENCLOSURE OF VERTICAL OPENINGS
- R503-3.1 The enclosing walls of an elevator shaft shall be of non-combustible materials having not less than a two-hour fire resistance rating. Other vertical openings requiring

enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R503-3.2 For properties containing more than four dwelling units, stairways from the first floor, leading to below-grade open space of rooms containing heating equipment, shall be enclosed with partitions providing at least a one-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R503-3.3 Every habitable unit must be supplied with at least one approved type smoke detector.

R504 EXTERIOR FIRE PROTECTION

R504-1 EXTERIOR STAIRWAYS

R504-1.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R405.

R504-1.2 Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of non-combustible materials.

R504-2 ROOF COVERING

R504-2.1 In buildings of from one through four dwelling units existing roof covering or new roof covering contemplated shall provide a fire retardance equivalent to a Class C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2 In buildings of more than four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class C roof according to classification of U. L. except for the following additional provision: where the roof area of property is greater than 4,000 sq. ft., or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L., shall apply.

WORKMANSHIP AND MATERIALS

R601 All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to accomplish the required result, and produce an appearance that will be attractive to public view.

CONSTRUCTION

R700

R700-1

OBJECTIVE

To assure that the construction of the dwelling unit will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance and (e) acceptable quality of workmanship.

R700-2

PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R700-2.1

PREVENTIVE MEASURES

- a. Windows or other openings near grade to have snug-fitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;
- i. Comply with precautions or corrective actions recommended by bonded exterminators.

R701

R701-1

R701-1.1

EXTERIOR CONSTRUCTION AND FINISH

WALLS

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed. Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R701-1.2

All exterior exposed surfaces not inherently resistant to

deterioration shall be repaired, coated or sealed to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles (siding) will be permitted other than as repair to existing siding of the same material.

R702
R702-1

ROOFS

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R702-1.1

A weatherproof roof shall be maintained and all rain water conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703
R703-1

WINDOWS, DOORS AND OTHER OPENINGS

Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing acceptable services. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2

Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

R704
R704-1

CHIMNEYS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705
R705-1

FLOORS

All sagging exterior floors and stairs must be repaired. If bracing is used, it must be aesthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.

R706
R706-1

FLASHING, GUTTERS AND DOWNSPOUTS

All critical joints in exterior roof and wall construction shall be protected by suitable flashing material to prevent the entrance of water.

- R706-2 All gutter and downspouts must be securely fastened and free from rust and holes.
- R706-3 Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the structure by splashblocks or other means if necessary.
- R706-4 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

R707 INTERIOR CONSTRUCTION AND FINISH

R707-1 WALLS AND CEILINGS

R707-1.1 Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide cracks, breaks or loose plaster. A protective and finish coating shall be provided.

R707-1.2 All basement walls must be coated so as to remain dry at all times.

R708 FLOORS

R708-1 All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R708-2 Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is acceptable.

R708-3 In hallways, wood, a resilient floor, or carpeting are appropriate finished flooring materials.

R708-4 Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious to water. If constructed of wood, they shall be covered with fitted linoleum or treated so as to make floor surface reasonably impervious to water.

R708-5 Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

MECHANICAL EQUIPMENT

R800 OBJECTIVE

R800-1 To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from

moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R801
R801-1 GENERAL
For mechanical equipment, see R210 - Service and Facilities.

R802
R802-1 HEATING
Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70 degrees at a height of 3 feet above floor level with an outside temperature of 15 degrees F, and said heating facilities shall be capable of heating all other rooms to 65 degrees at a height of 3 feet above floor level with an outside temperature of 15 degrees F.

R802-2 Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.

R803
R803-1 DOMESTIC WATER HEATING STORAGE CAPACITIES
Each building, or dwelling unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Dwelling Units Served	Storage Capacity in Gallons	Heating Capacity Gal/Hr. 100 F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R803-2
R803-2.1

CAPACITIES-TANKLESS TYPE

Instantaneous water heaters rated in gallons per minute-100 degrees R. Rise shall be at least equivalent to the following:

1 Dwelling Unit Served	2.75 G.P.M.
2 Dwelling Units Served	5.00 G.P.M.
3 Dwelling Units Served	7.75 G.P.M.
4 Dwelling Units Served	10.00 G.P.M.
5 Dwelling Units Served	12.75 G.P.M.
6 Dwelling Units Served	15.00 G.P.M.
7 Dwelling Units Served	17.75 G.P.M.
8 Dwelling Units Served	20.00 G.P.M.
9 Dwelling Units Served	22.75 G.P.M.
10 Dwelling Units Served	25.00 G.P.M.
11 Dwelling Units Served	27.75 G.P.M.

R803-3
R803-3.1

VENTING

All fuel-burning water heaters shall be connected to a vent leading to the exterior.

R804
R804-1
R804-1.1

PLUMBING

GENERAL

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R804-2

REQUIRED FIXTURES

For required plumbing fixtures see R401-5 through 8.

R804-3
R804-3.1

CONDITION OF EXISTING PLUMBING

Plumbing systems, including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R805
R805-1
R805-1.1

ELECTRICAL

GENERAL

All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical fixtures or outlets sufficient from proper illumination and appliance usage.

R805-1.2

Existing electrical systems shall be maintained in a safe condition and shall not be added to or extended without prior approval of the City Electrical Inspector.

R805-1.3

All new wiring, additions, extensions or electrical repairs shall be performed in accordance with Chapter 9 of the Uniform Statewide Building Code.

R805-1.4

No over-current protective devices shall exceed the limitations prescribed in the Uniform Statewide Building Code, and no over-current protection device shall be tampered with or altered so as to make inoperative.

R805-1.5

Existing electrical facilities shall meet no less than the following minimum requirements:

- a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is great.
- b. Control switch for each light fixture shall be on wall at room entrance, except for small storage areas.
- c. Wall switch to bathroom light fixture shall be or have been installed in accordance with the Uniform Statewide Building Codes.
- d. At least one 20 amp circuit with two duplex outlets for each kitchen area.
- e. Appliance outlets shall be of adequate capacity and properly installed in accordance with the Uniform Statewide Building Code.
- f. Not less than two general lighting circuits (15 amp) and one appliance circuit (20 amp) shall be provided for each dwelling unit.
- g. If laundry facilities or laundry area are provided, a separate laundry circuit shall be installed.

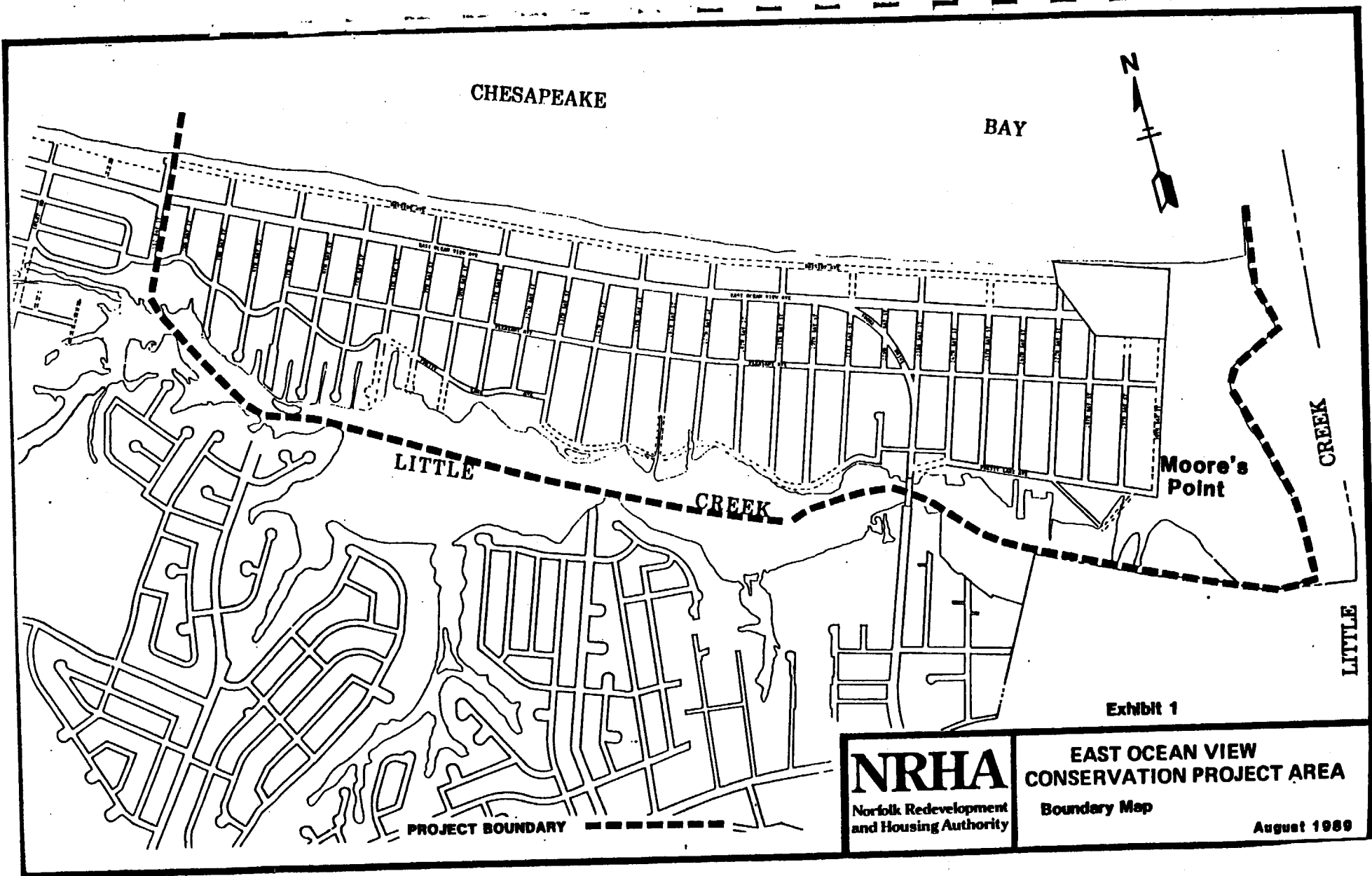
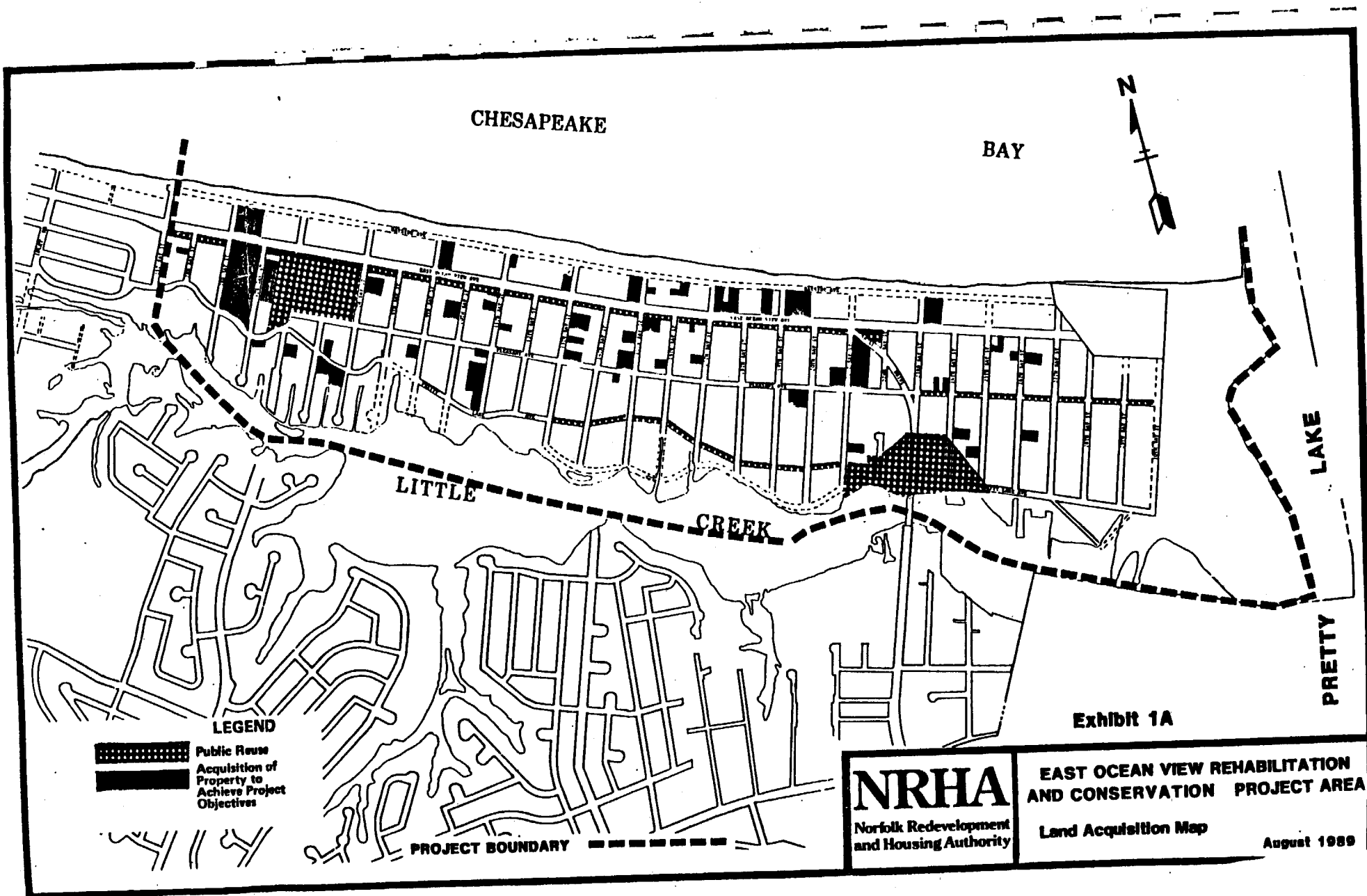


Exhibit 1

NRHA
Norfolk Redevelopment
and Housing Authority

**EAST OCEAN VIEW
CONSERVATION PROJECT AREA**
Boundary Map

August 1989



CHESAPEAKE

BAY




LAKE

PRETTY

LITTLE CREEK

LEGEND

 Public Reuse
Acquisition of
Property to
Achieve Project
Objectives

PROJECT BOUNDARY



Exhibit 1A

NRHA
Norfolk Redevelopment
and Housing Authority

**EAST OCEAN VIEW REHABILITATION
AND CONSERVATION PROJECT AREA**

Land Acquisition Map

August 1989